

Regular Meeting  
Town of Vernon - Economic Development Commission  
Wednesday, January 9<sup>th</sup>, 2019 at 7:30 A.M.  
Town Hall, 3<sup>rd</sup> Floor, 14 Park Place Vernon, CT

**APPROVED MINUTES**

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VERNON TOWN CLERK  
19 OCT 24 PM 3:23

1. **Call to Order** – Meeting was called to order by Mr. Breslau at 7:32 am. Members Present: Commissioners Jim Sendrak, Peter Olson, William McGurk, Jeffrey Adamson, and Bruce Kellogg. Commissioners Absent: Commissioners Meghan Scranton, Bruce Kellogg, Jeffrey Cohen and Daniel Kennedy. Also present was Shaun Gately, Economic Development Coordinator, and Leslie Campolongo, Project Coordinator.
2. **Public Forum** – There was no one present for Public Forum.
3. **Approval of Minutes (11-14-18)** – Mr. Olson motioned to approve the minutes from November 14, 2018. Motion seconded by Mr. McGurk. Motion carried unanimously.
4. **Economic Development Status Update** – Mr. Gately provided an update on the following projects:
  - Amerbelle Mill - Developing a reuse plan for the site.
  - 243 Talcottville Rd (Trail Run apartments) - In progress
  - 129 Talcottville Rd. and 145 Talcottville Rd. (Wendy's, retail and storage) – Wendy's is now open.
  - 14 Hyde Ave (multi-family/commercial) – Awaiting OSTA approval to widen road
  - 56 Talcottville Rd (Car wash) Has been presented to Planning and Zoning Commission
  - 97 Main St.- Property transferred ownership – Has sold and will be conducting \$1 Million in renovations, returning the parcel to Vernon's tax rolls.
  - 421 Talcottville- Reuse (former Thortons) – Is slated to become a credit union.
  - 133 Tunnel Rd.- This town-owned parcel is under contract. Should be signed shortly. Will return the parcel to Vernon's tax rolls.
5. **New Business**
  - A. **Sustainable CT-** Mr. Gately updated the Commission on Sustainable CT and the Town Council's approval for the town to participate in the program. The goal is to receive certification. Various departments are working to accomplish the voluntary tasks associated with key items.
    - a. **Shop Local Campaign-** Sec. 1.3.2 - Mr. Gately recognized the work of Mr. Drew Crandall (RDA) and his assistance with promoting the shop local campaign for Vernon.
    - b. **C-PACE Educational Event-** Sec. 1.6.2 – Mr. Gately discussed how the Assessor's department will be reaching out to community stakeholders, business owners, nonprofit leaders and multifamily property owners to reach residents who may benefit from participation in the C-PACE program.
  - B. **Sustainable CT - Brownfield Reuse Planning/ Public Forum-** Mr. Gately introduced three Brownfield parcels for assessment, and prioritization by the Economic Development Commission. Mr. Gately also reminded the Commission that the Regulations and the Implementation plan allow various reuse options for the mills. The parcels discussed were:
    - a. Amerbelle Mill (104 East Main St., 5 Brooklyn St.)

- b. Daniels Mill (98 East Main St.)
- c. 19 Grove Street (vacant parcel)

Discussion took place regarding each of the properties potential reuse options, which are connected to the broader community vision and revitalization priorities. The Commission arrived at the following reuse options.

	19 Grove Street	Amerbelle Mill	Daniel's Mill
<b>Guiding Reuse Vision</b>	A public space used for recreational purposes.  Reuse should incorporate the Paper Mill Pond, which borders the site.	A mixed-use development that highlights the mills historical architecture as well as the watercourse that runs through the site.  Incorporate Daniel's Mill as part of the 'Greater Amerbelle' parcel.	A mixed-use development that highlights the mills historical architecture as well as the watercourse that runs through the site.  Incorporate Amerbelle Mill as part of the reuse plan.
<b>Reuse Options</b>	<ul style="list-style-type: none"> <li>• Public Park</li> <li>• Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Housing <ul style="list-style-type: none"> <li>○ All income levels</li> </ul> </li> <li>• Retail <ul style="list-style-type: none"> <li>○ Restaurants</li> <li>○ Pub/Brewery</li> </ul> </li> <li>• Arts &amp; Education <ul style="list-style-type: none"> <li>○ Museum</li> <li>○ Auditorium</li> <li>○ Artist Studios</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Housing <ul style="list-style-type: none"> <li>○ All income levels</li> </ul> </li> <li>• Retail <ul style="list-style-type: none"> <li>○ Restaurants</li> <li>○ Pub/Brewery</li> </ul> </li> <li>• Arts &amp; Education <ul style="list-style-type: none"> <li>○ Museum</li> <li>○ Auditorium</li> <li>○ Artist Studios</li> </ul> </li> </ul>

**Motion** made by Mr. Breslau to approve the Brownfield priority list as discussed and to recommend the reuse options as developed by the Economic Development Commission. Mr. McGurk seconded the motion. Motion passed unanimously. Mr. Gately will report the Commission's recommendations to the Mayor and Town Administrator.

#### 6. Old Business

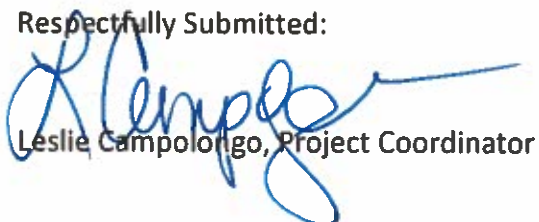
- A. **Three-year Plan discussion-** Discussion took place regarding the Commissions involvement in the 3-year plan. Mr. Gately will distribute the Plan again to commission members.
- B. **Community Outreach/ Events** – Mr. Gately discussed holding a Cluster centered event concept. Discussion also took place regarding a review of Implementation Plan and Three year Plan.

#### 7. Ribbon Cuttings/ Ground Breakings/ New Businesses

- 11-17-18 ribbon cutting - Off the Ground Sound
- 12-1-18 ribbon cutting - Academy for Learning and Arts
- 12-1-18 ribbon cutting - Scranton PowerSports

- 8. **Adjournment** – Motion to adjourn the meeting was made by Mr. Breslau, and seconded by Mr. McGurk. Motion passed unanimously. Meeting adjourned at 8:45 am

Respectfully Submitted:

  
Leslie Campolongo, Project Coordinator